



City of Tualatin

www.tualatinoregon.gov

July 15, 2016

David Gildersleeve
Nyberg Centercal II, LLC
1600 East Franklin Ave
El Segundo, CA 90245

RE: FINAL DECISION FOR AR16-0002 SHOP J/PAD J AT NYERG RIVERS, 7445 SW NYBERG RD, TLID 2S124A2508.

Dear Mr. Gildersleeve,

The 14-day period for requesting a review of the Architectural Review Decision for Shop J/Pad J at Nyberg Rivers expired at 5:00 pm, July 11, 2016. As no requests for review were filed, the Architectural Review Decision dated June 28, 2016 becomes a final decision.

AR16-0002 is approved with the following Architectural Review conditions:

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- AR-1 Prior to obtaining building permits on the subject site, the Applicant shall submit 3 revised paper plan sets – 24 x 36 and a paper narrative/document booklet and electronically in Adobe PDF file format – for review and approval to the Planning Division that meet the conditions of approval below. The narrative shall explain how and on what page each condition of approval has been met. The submittal shall contain page numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in 2 weeks.
- AR-2 The Applicant shall submit revised buildings elevations to include a graphic scale, which demonstrates the proposed building, including parapet is approximately 24 ft in height.
TDC 53.090
- AR-3 The Applicant shall submit cut sheets of the proposed light fixture model or models demonstrating that models are full cut-off to ensure no light would encroach onto the Interstate-5 public right-of-way. TDC 73.160(3)(c)
- AR-4 The Applicant shall submit revised landscape plans that fully screen the north, west, and south side of the transformer that is located on the southeast corner of the building at time of planting and install landscaping according to revised plans.
TDC 73.160(4)(a)

- AR-5 The Applicant shall submit revised and scaled elevation plans prior to issuance of building permit that demonstrate the parapet adequately screens proposed roof top units. TDC 73.160(4)(a)
- AR-6 The Applicant shall submit revised and scaled elevation plans of the trash enclosure prior to issuance of building permit that demonstrates the enclosure is at least 8 ft in height.
TDC 73.227(6)(b)(iii)
- AR-7 The Applicant shall submit revised site plans to provide adequate room for evergreen landscape screening and bike parking requirements as defined in TDC 73.370(1)(q). Landscape plans shall be revised to illustrate evergreen plants around the walls of the recycling and trash enclosure, excluding the gate or entrance openings. Applicant shall install these facilities to the revised plans.
TDC 73.227(6)(b)(iii)
- AR-8 The Applicant shall submit revised landscape plans to provide building perimeter landscaping on the west and east elevations of the building. Applicant shall install landscaping according to revised plans. TDC 73.310(1)

PRIOR TO CERTIFICATE OF OCCUPANCY:

- AR-9 The Applicant shall install an irrigation system prior to receiving Certificate of Occupancy.
TDC 73.280

ONGOING REQUIREMENT:

- AR-10 Future tenant improvements are subject to TDC 73.390 and shall meet compliance through additional land use review.

Please note the following code requirements apply to the site in an on-going manner:

- The Applicant must submit sign permit applications separately from this AR for any proposed signage.
- All building exterior improvements approved through the Architectural Review Process must be continually maintained, including necessary painting and repair, so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director's approval. TDC 73.100(2)
- All landscaping approved through architectural review (AR) must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered with Community Development Director's approval. TDC 73.100(1)
- Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).

- The site development and uses must comply with the noise limits of TDC 63.051(1).

Please be advised:

- The plan sets for the Planning Division must contain sheets relevant to AR conditions of approval while also not being a full building permit set. For example, because the Planning Division needs no erosion control or roof framing plan sheets, exclude them.
- Following Planning Division approval of revised plans and when the constructed site is ready, the Applicant must contact the Planning Division for a site inspection in order to obtain a certificate of occupancy (CO). This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date.

Sincerely,



Erin Engman
Assistant Planner

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager
Jeff Fuchs, PE, City Engineer
Tony Doran, EIT, Engineering Associate
File: AR16-0002